

TRANSFER
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WARRANTY DEED

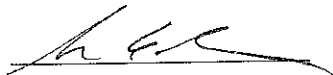
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J. N. L'HEUREUX INC., a Maine corporation with a principal place of business in the Waterville, County of Kennebec, and State of Maine ("L'Heureux"), for consideration paid, GRANTS to KENNEBEC REGIONAL DEVELOPMENT AUTHORITY, a body corporate and politic duly created and existing by virtue of an Act of the Legislature of the State of Maine, Chapter 79 of the Private and Special Laws of 1998, as amended, and having an office in Oakland, in the County of Kennebec and State of Maine, whose mailing address is 166 Old Waterville Road, Suite 1, Oakland, Maine, 04963 ("AUTHORITY"), WITH WARRANTY COVENANTS a certain parcel of land with buildings and other improvements, if any, erected thereon, located in Waterville, County of Kennebec, State of Maine all as more particularly described in Exhibit A attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, L'Heureux has caused this instrument to be executed by Daniel J. L'Heureux, hereunto duly authorized as of this 22nd day of August, 2000.

WITNESS:

J.N. L'HEUREUX INC.

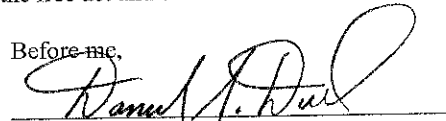


By: Daniel J. L'Heureux
Its President

STATE OF MAINE
COUNTY OF KENNEBEC, SS.

On this 22nd day of August, 2000 the above named Daniel J. L'Heureux, the President of J.N. L'Heureux Inc. personally appeared and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of J.N. L'Heureux Inc..

Before me,


Notary Public/ Attorney at Law

Commission Expires: _____

DANIEL J. DURBORD, ATTORNEY

Preti, Flaherty, 3

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EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated northerly of Kennedy Memorial Drive, so-called, and easterly of the Second Rangeway, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning on the northerly right of way line of Kennedy Memorial Drive at the southwesterly corner of the land described in the deed of Hancock Storage, LLC to the Aubuchon Realty Company, Inc., said deed dated February 4, 1997 and recorded in the Kennebec County Registry of Deeds Book 5304, Page 183; thence by the following courses and distances, to wit:

1) South Seventy Degrees, Fifty-four Minutes, Fifty-one Seconds West (S 70°-54'-51" W) along the northerly right of way line of said Drive, a distance of Two Hundred Seventy-three and 00/100ths (273.00) feet to the intersection of said right of way line with the easterly line of land owned by the State of Maine, being a portion of the premises described in the Notice of Layout and Taking recorded in the Kennebec County Registry of Deeds, Book 1337, Page 82 and now being a portion of said Second Rangeway; thence

2) North Sixty-three Degrees, Twenty-seven Minutes, Twenty-six Seconds West (N 63°-27'-26" W) along the easterly line of the land owned by the State of Maine and of said Rangeway, a distance of Forty-nine and 22/100ths (49.22) feet to a highway monument found at a point of curvature of said line; thence

3) In a general northerly direction along the easterly line of the land owned by the State of Maine following a curve to the right with a radius of Fifty and 00/100ths (50.00) feet and with a central angle of Fifty-seven Degrees, Fourteen Minutes, Nine Seconds (57°-14'-09"), an arc distance of Forty-nine and 95/100ths (49.95) feet to the terminus of said curve; thence

4) North Thirty-two Degrees, Nineteen Minutes, Forty-two Seconds East (N 32°-19'-42" E) along the easterly line of the land owned by the State of Maine and of said Rangeway, a distance of One Hundred Sixty-eight and 41/100ths (168.41) feet to the northeasterly corner of said land owned by the State of Maine and to an angle point in the right of way line of said Rangeway; thence

5) North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) continuing along the southeasterly right of way line of the Second Rangeway, a distance of One Hundred Thirty-seven and 94/100ths (137.94) feet to the northwesterly corner of the land owned by Aubuchon Realty Company, Inc., referenced above; thence

6) South Twenty-seven Degrees, Six Minutes, Forty-two Seconds East (S 27°-06'-42" E) along the westerly line of the land owned by said Aubuchon Realty

Company, a distance of Two Hundred Fifty-eight and 47/100ths (258.47) feet to the point of beginning.

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The above described parcel of land contains Forty-eight Thousand, One Hundred Seven (48,107) square feet, or One and 104/1000ths (1.104) acres and is the same shown on a survey entitled, "Plan of Land Made for Kennebec Regional Development Authority (L'Heureux)," Second Rangeway & Kennedy Memorial Drive, Waterville, ME, dated 5/00 to be recorded herewith in the Kennebec County Registry of Deeds Plan File (the "Plan"). Reference is hereby made to the Plan for a more particular description.

Being all of the premises described in the deed of Rodolphe H. Morais, Jr., Trustee of the Fairfield Realty Trust, to J. N. L'Heureux Inc., said deed dated March 22, 1990 and recorded in the Kennebec County Registry of Deeds Book 3708, Page 57.

TOGETHER WITH all rights, easements, and appurtenances, benefiting the above-described parcel.

SP\Cascade Estates\L'heureux\deed.doc

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ATTEST *Theresa B. Morris*
REGISTER OF DEEDS